
DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Friday, May 19, 2023

To:

Property Owner: HUFF CARL E & ALTHEA J **Email:**

From: Diana Johnson, Project Manager

Re:

Application Number: PL2023102

Application Type: Minor Plat

Application Name: BAYBERRY LOTS 1000-1002, MINOR PLAT

Location: 650 SE BAYBERRY LN, LEES SUMMIT, MO 64063

Electronic Plans for Resubmittal

All Planning applicaiton and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in mulit-page Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

Review Status:

Required Corrections:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please provide a completed application form and Ownership Affidavit form with signatures.

DEVELOPMENT SERVICES

2. Please check with Jackson County to confirm the plat title will be approved.

3. Please list the total acreage of the proposed subdivision.

4. Please label each lot with the street number

- Lot 1000 – 626 SE BAYBERRY LN
- Lot 1001 – 650 SE BAYBERRY LN
- Lot 1002 - 676 SE BAYBERRY LN

5. Please show a sidewalk along the plat boundary adjacent to SE Bayberry Ln.

6. The plate title in the city certification paragraph is incorrect.

Engineering Review	Susan Nelson, P.E.	Senior Staff Engineer	Corrections
	(816) 969-1229	Susan.Nelson@cityofls.net	

1. Please revise Dedication language regarding Easements to match the drawing (U.E. or U/E for example) and remove unused items (D.E. for example).

2. Add min. 10' Utility Easement along Bayberry through Lot 1002.

3. Please show existing utilities and easements through Lot 1002.

4. Add document number for 15' existing sanitary sewer easment.

5. Some of the existing utilities may need to be made private and vacation of easments may be needed, such as from 39-120 proceeding NW to plat boundary. This issue can be discussed further at the Applicant Meeting.

GIS Review	Kathy Kraemer	GIS Technician	Corrections
	(816) 969-1277	Kathy.Kraemer@cityofls.net	

DEVELOPMENT SERVICES

1. Coordinates are incorrect. Please revise.

2. Legal and drawing do not match.

The legal for tract 1 (WITHOUT the exceptions) describes the plat in it's entirety. The way the legal is written EXCLUDES the very tracts it is adding under tracts 2-4. And then there is the fact that the drawing and legal do not match.

3. Ownership at the county is not Chapel Ridge Apartments. Please provide recorded document number for any transfer of ownership.